

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL1194**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Morgan House**
6. Current building name: **Krichel House**
7. Building address: **735 Kimbark St. / 503 8th Ave.**
8. Owner name: **Markus and Linda Krichel**
Owner address: **PO Box 950**
Lyons, CO 80540

II. GEOGRAPHIC INFORMATION

9. P.M. **6th Township 2N Range 69W**
NW¹/₄ of SW¹/₄ of NW¹/₄ of NE¹/₄ of section 3
10. UTM reference
Zone **13**
Easting: **491420**
Northing: **4446640**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **N 1/2 6** Block: **16**
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- ____ Determined Eligible - National Register
- ____ Determined Not Eligible - National Register
- ____ Determined Eligible - State Register
- ____ Determined Not Eligible - State Register
- ____ Needs Data
- ____ Contributes to eligible National Register District
- ____ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
T-Shaped Plan
15. Dimensions in feet: **1536 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material
Synthetics / Vinyl
18. Roof configuration (enter one):
Gabled Roof / Cross Gabled Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Porch
Chimney

22. Architectural style /
building type:

Other Style / Wood Frame
Cross Gabled Roof Dwelling

21. General Architectural Description

This residence is located at the southwest corner of Kimbark Street and 8th Avenue, one-half block east of Main Street near the north end of downtown Longmont. The building's façade (east elevation) is set back approximately 43' from Kimbark Street and its north elevation is setback approximately 46' from 8th Avenue. The front sidewalk paralleling Kimbark is separated from the curb by a wide strip of grass and the lot features a planted grass front yard with a narrow side yard to the south. The 1 ½-story building is supported by a 3'-high coursed sandstone foundation with two-light hopper basement windows with painted wood frames and surrounds. The building is of wood frame construction, however, its exterior walls have been clad with beige color horizontal vinyl siding. (The vinyl siding in the upper gable ends is white in color.) The roof over the original T-shaped 1 1/2-story dwelling is steeply-pitched and features intersecting clipped gables with brown asphalt shingles and boxed eaves. A one-story addition to the west (Rear) elevation which measures 24' N-S by 12' E-W is covered by a hipped roof. An enclosed rear porch located at the south end of the west elevation measures 18' N-S by 6' E-W and is covered by a low-pitched hipped roof. (Both of these additions predate 1948). One red brick chimney is located on the roof ridge of the original house. Windows on the house are primarily single and paired 1/1 double-hung sash, with painted white wood frames and painted brown wood surrounds. One small, square, single-light fixed-pane window overlooks the front porch at the east end of the south elevation. A painted white wood-paneled door with one upper sash light and with a white metal storm door opens onto a 3-step concrete porch located at the south end of the façade. One squared porch column here supports a shed porch roof. A stained natural brown solid wood door with a painted brown wood screen door opens onto a 2-step concrete porch located on the north elevation. This porch which serves as the entry into 503 8th Avenue has a black wrought iron railing and two squared posts which support a shed porch roof. A painted white solid wood door enters into the enclosed rear porch addition located on the west elevation.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This house is located at the southwest corner of Kimbark Street and 8th Avenue, in one of Longmont's oldest core residential neighborhoods. The area is now home to a mixture of single-family residences, small retail shops, professional offices and a few small apartment buildings.

24. Associated buildings, features, or objects

n/a

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate **ca. 1898**
Actual

Source of information:
Sanborn insurance maps; Longmont city directories.

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
Samuel C. and Julia J. Morgan

Source of information:
"Water Ledger city of Longmont, 1907-1910"; Longmont city directories

29. Construction History (include description and dates of major additions, alterations, or demolitions):

Boulder County Assessor records list 1910 as this dwelling's year of construction. Sanborn insurance maps and Longmont city directories, however, provide evidence that the structure was actually built between 1895 and 1900. This building has served as a single family residence throughout nearly all of its history. In recent years, the building has been converted into a two-unit duplex, with addresses at 735 Kimbark Street and 503 8th Avenue. Two additions to the original building's west elevation (described above) predate 1948.

30. Original location: **yes**
Moved **no**
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic /Multiple Dwelling**
34. Site type(s): **Residence**

35. Historical Background

This house was built, circa 1898, as a residence for Samuel c. and Julia Morgan. The Morgan family, which also included daughters Inez and Harriet, had recently moved to Longmont from Kansas. Samuel Johnson had been born in Ohio on February 14, 1857. He grew to adulthood in McCoupin County, Illinois, and attended the Fort Scott Normal school at Girard, Kansas, before taking up a teaching career in Crawford County, Kansas. On December 31, 1880, Morgan was married to Julia Josephine Rhodesin at Girard, Kansas. After their marriage in 1880, Samuel and Julia made their home in Kansas where their two daughters were born. In 1898, the family moved west to Longmont, into this newly-constructed home at the corner of 8th and Kimbark. In Longmont, the Morgans opened a jewelry store on Main Street which the family owned and operated for many years. Mr. Morgan was active in the city's political and social affairs serving one term as Longmont's mayor in 1903-1904.

On October 10, 1938, Mr. and Mrs. Morgan met with tragedy while on a Sunday outing in their automobile northwest of Longmont. While driving south toward Longmont on Hover Road, their car crashed into another automobile at the intersection with Ute Road. Mr. Morgan, who was 81 years of age was killed instantly and Mrs. Morgan sustained injuries from which she never fully recovered. Following the accident, Mrs. Morgan's daughter, Inez, returned to Longmont to the Kimbark Street home to care for her elderly mother. Inez had been born on July 26, 1886, at Walnut, Kansas and had come to Longmont with her parents in 1898. She had married John William Lyon on December 26, 1906 at Longmont. John and Inez then moved to Fort Collins where they lived until John's death in 1937. After her father's death in the automobile accident, Inez returned to Longmont to care for her elderly mother. In earlier years, Inez had been involved in the family jewelry business and, in fact, had trained as a jewelry engraver under an expert from Tiffany's in New York.

Julia Morgan passed away in October 1954, at the age of 91, having been cared for by her daughter, Inez for the previous sixteen years. Inez lived here in the Kimbark Street home for another two years before moving to another Longmont location. She passed away on October 26, 1987 at the age of 101.

From the late 1950s to the present, 735 Kimbark, for the most part has been a rental property.

36. Sources of Information

(Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.

"Former Longmont Mayor and Boulder Businessman Killed in Auto Accidents." *Longmont Times-Call*, October 10, 1938, pp. 1-4.

"Inez Amanda Lyon." (obituary) *Longmont Times-Call*, October 26, 1987, p. 9A.

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

"Resident Here Over 50 Years is Dead." (Julia Morgan obituary) *Longmont Times-Call*, October 11, 1954, p. 1.

Sanborn Fire Insurance Maps, dated December 1890, September 1895, November 1900, April 1906, June 1911, March 1918, June 1930, and May 1956.

"Water Ledger City of Longmont 1907-1910."

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. **Applicable National Register Criteria**

A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

xx Does not meet any of the above National Register criteria.

City of Longmont Standards for Designation

xx 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

xx 2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

xx 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

xx 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

xx 2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

Architecture; Community Planning and Development

40. Period of Significance: **ca. 1898-1951**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This property is historically significant for its association with Longmont's residential development from the time of its construction circa 1898 through the middle of the twentieth century. IN particular, the property is significant for its long association with Samuel and Julia Morgan family who made important contributions to broad patterns in Longmont's history. The family had a long-running jewelry store on Main Street and Samuel served a term as Longmont's mayor. The house is also architecturally significant for its vernacular gable T-plan architectural style. Due to some loss of integrity, the property's significance is probably not to the extent that it would qualify for individual listing in the National Register of Historic Places. However, it may be considered eligible for individual designation as a City of Longmont local landmark. The property would also qualify as a contributing resource within either a City of Longmont local landmark historic district or a National Register historic district.

43. Assessment of historic physical integrity related to significance:

This house's historical integrity has been minimally compromised by the construction of two additions to the original west (rear) elevation. Both of these additions, however, are now more than fifty years old, and are architecturally compatible with the home's original construction. The house's integrity was further diminished when the exterior walls were covered with vinyl siding.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located one block to the northwest of the East Side Historic District, which is listed in the National Register of Historic Places. Properties in this area may have the potential to form a historic district of their own, or to be incorporated into the existing East Side Historic District.**

If there is National Register district potential, is this building:

Contributing: **xx**

Noncontributing:

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-8**

Frame(s): **5-9**

Negatives filed at:

**City of Longmont
Department of Community Development, Planning Division
Civic Center Complex
350 Kimbark Street
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **April 24, 2001**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**